

4204 Parkway
Osage Beach, MO 65065



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MLS# 3583832



\$2,150,000

5,657 Sqft

Prime commercial opportunity in the heart of Osage Beach, positioned at the entrance/exit of a high-traffic Walmart delivering exceptional visibility and steady daily exposure. Situated on a 1.2 acre corner lot with 164 of Hwy frontage plus additional side-road access, this 5,657 SF building offers outstanding accessibility and parking. Originally built as a successful Pasta House and later operated as a Mexican restaurant, the property is already configured for food service with kitchen, bar, and dining areas in place. The current owner utilizes the space as a sales lot, making this a flexible opportunity for restaurant, retail, or showroom use. Built in 1996, the site benefits from strong traffic counts, excellent sightlines, and ample outdoor parking. Located in one of the Lake area's fastest-growing commercial corridors with heavy tourism and local demand, this property is ideal for operators or investors seeking a high-exposure location with proven history. Rare corner positioning, established infrastructure, and unbeatable visibility make this a standout redevelopment or owner-user opportunity. Roof air handlers were recently replaced.



MATTHEW JAMES SCHRIMPF

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